City Council Study Session

Monday, September 14, 2026, at 6:00 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Kantor at 6:00 PM

Present: Kantor, Garrett, Hammond, Sousanis
Absent: Jennings
Also Present: City Administrator Greene, City Clerk Emanuel, City Attorney Baker

2. **Discussion Items**

A. Southfield Road (Rainbow to Margate) Water Main Abandonment Project

Justin Wellman, Engineer with Giffels Webster, Councilmembers, City Administrator Greene, and Attorney Baker discussed:

- Could MEDC grant money cover this?
- If it is not repaired now and we wait, what would the cost be? It would be higher
- Paid for from the Water Fund
- Not included in current budget
- Design and construction oversight – 25% charge
- There is a chance in the future that rates will fluctuate and could go down
- This will not raise rates right now

B. PILOT Ordinance Update

City Councilmembers, City Administrator Greene, and City Attorney Baker discussed:

- Removing the City's ability to terminate the PILOT abatement, per MSHDA
- Change to the duration (automatically renewing the 15 years with a hard cap at 40 years)
- The reasoning behind automatically renewing it after 15 years
    - that MSHDA recommends the change
    - this gives up the City's oversight
    - there is a restrictive covenant for the property – that is our oversight
    - they are bound by the Workforce PILOT
    - This is a new type of PILOT, normally up to 50 years
    - payment default versus a program default
    - if they (Surnow) violate, the loan goes away, and the PILOT goes away
    - If it was sold, the purchaser would be bound by the restrictive covenant terms
    - A Community Benefit Agreement is separate from the restrictive covenant

- What if impact on traffic is far greater than expected – a traffic study was submitted to the City
- Suggesting that now is the time to talk about a Community Benefit Agreement (there was talk of the Dog Park and the Park)
- Their fiscal year is the Calendar year, and the reporting deadline; the City's Fiscal year is July 1 to the end of June
- Possibly putting a statement in about a review at 15 years, but the extension is still by right – we are already getting an annual review

C. E-Bike Ordinance

City Councilmembers, City Administrator Greene, and City Attorney Baker discussed:

- Different types of Electric motor transportation units: bikes, scooters, mobility units (Class I, Class II, and Class III)
- If there is already a Bicycle ordinance and whether we include this in it
- Speed of electronic bikes and the rider's ability to control it
- Where is the concern on the road or sidewalk?
- The age of the rider
- Bicycles possibly included on the Sidewalk restriction
- E-bike registration?
- The cost of the fines and possible warnings for the 1st offense

D. Facility Rental Guidelines

City Councilmembers, City Administrator Greene, City Attorney Baker, and City Clerk Emanuel discussed:

- Security deposits
- Recurring events
- Alcohol use at event rentals and the City's Ordinance
- Cancellation fees
- Frequently asked questions
- Political candidates renting the facilities
- Payments being in cash

E. Volunteer Request & Approval Program

City Councilmembers, City Administrator Greene, and City Attorney Baker discussed:

- Approving projects or people who want to volunteer or do work?
    - If it is a City-sponsored event, like the cleanup along Southfield Road, they don't have to fill this out - Attorney Baker thinks that they should fill out the form
- Needs to be clear that it is about a Volunteer coming up with their own project, and not that the Council is picking or choosing

- What criteria would be used to approve or deny an application, will the applicant be told why they were denied, and is there an appeal process?
- A risk-based waiver form instead of an indemnification form?

F. Council Rules & Procedures - Proclamation Policy & Meeting Start Time

City Councilmembers, City Administrator Greene, and City Attorney Baker discussed:

- Explaining Good standing with the City
- Clarifying that you have to pick them up; they cannot be mailed (saves the City money)
- The suggestion of a schedule for the standard Proclamations, but not prohibiting other Proclamations
- Understanding the Council's interaction with the process
- Mayor Pro Tem Garrett explained 2 types of Proclamations: Council members can do their own (example: a 100th Birthday can be given by individual Council members); the ones that are brought before the whole Council are approved administratively
- CA Greene welcomes the Council to decide on Proclamations
- This puts a procedure in place, and guidelines are welcome; this is a draft policy
- Putting a 45-day submission timeline will allow the Council to review it, and the Council will make the decision
- The purpose of the Proclamations is to support the statement
- Currently approving the Proclamation when the Council approves the agenda
- Start time for the Council meetings being changed, the past Study Sessions feeling rushed and not having time for Public Comment
- Suggestion of 7:15 pm for the Regular Meeting start time, or moving it back to 7:30 pm
- The Planning Commission is considering changes in their schedule to coordinate with the City Council

3. **Public Comments**

Rick Wisz expressed, in part: questions about who the City gets information about the PILOT program from and the City's ability to have input in the PILOT, inquired about the age of allowed parties in the Community Room, an insurance policy to indemnify the City for alcohol use in the Community Room, and the street crack sealing procedure.

Peter Stephan, expressed in part: about e-bikes and e-motos and existing codes related to them in the Michigan Vehicle Code, and that people should be informed/aware of these codes.

Jonathan Tara expressed in part about Public Comments not being at the top of the agenda for Study Sessions, asked about the planned right-turn lane, about a cast iron water main, and the plans for the historical water mains.

4. **Mayor and Council Comments**

Mayor Kantor commented in part:

- The Surnow property will still be subject to our Ordinances
- The group rentals – nothing about any groups not being allowed
- The age of children
- There is a requirement a certificate of liability insurance naming the City
- Reading the rules for the registration required they sign

Councilmember Hammond commented in part:

- SEMCOG has information that we can get and share regarding E-Bikes
- Between Rainbow and Margate is the water main in question
- The intention was to focus the crack sealing to extend the life of roads

Councilmember Sousanis commented in part:

- Read comment emailed from Rick Wisz, regarding the Seal Company using a leaf blower instead of a high-pressure blower and that they were not doing the spider web cracks
- Grateful for the discussion about the rules and still wants to know about submissions for the Newsletter and the denial process

5. **Adjourn** at 8:44 pm